

PLANNING APPLICATIONS COMMITTEE
18 June 2015

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	15/P1214	30/03/2015
Address:	Phoenix House, 2A Amity Grove, Raynes Park, SW20 0LJ	
Ward	Raynes Park	
Proposal	Demolition of the existing three storey West Wimbledon College building (Use Class D1 - 526 square metres) and the erection of a new four storey building with additional basement level at the front of the site providing retail, financial services, business, non-residential institutions or assembly and leisure use (Use Class A1, A2, B1, or D1-278 square metres) at basement and ground floor level with floor space to the rear of the commercial space and in a second detached building with floor space at basement and ground floor level providing a total of 9 flats (4 three bedroom; 3 two bedroom and 2 one bedroom) including 4 off street car parking spaces with vehicle access from Amity Grove.	
Drawing No's	602/010B; 011P4; 012P3; 013P3; 014P3; 015P4; 030P3; 031P3; 050P3; 051P4; loss of D1 use report; Daylight and Sunlight Report; Basement Construction Methodology; Land Contamination Report; Flood Risk and SUDS Assessment; Design and Access Statement.	
Contact Officer	Tony Ryan (020 8545 3114)	

RECOMMENDATION GRANT PLANNING PERMISSION subject to planning conditions and a S106 legal agreement.

CHECKLIST INFORMATION.

- S106: restriction on parking permits.
 - Is an Environmental Statement required: No
 - Conservation Area – No
 - Archaeological Priority Zone – No
 - Area at Risk from Flooding – No
 - Trees – No protected trees
 - Controlled Parking Zone – Yes (Zone RPC - 11am till midday Monday to Friday)
 - Development Plan designation – Raynes Park Local Centre (buildings along Coombe Lane and at 1a Amity Grove are within the Core Shopping Frontage).
 - Design Review Panel consulted – No
 - Site notice – Yes
 - Press notice – Yes
 - Number of neighbours consulted – 58
 - External consultations – Raynes Park and West Wimbledon RA and RAWW.
 - PTAL: 4 (TFL Planning Information Database)
 - Density – 415 habitable rooms per hectare.
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1. INTRODUCTION

- 1.1 This application is brought before Committee for Members' consideration as a result of the public interest in the proposal.

2. SITE AND SURROUNDINGS

- 2.1 The application site (0.07 hectares) is located on the east side of Amity Grove and is within Raynes Park Local Centre boundary. Existing development to the south of the site consists of three storey buildings fronting Coombe Lane with ground floor commercial uses and residential accommodation on the upper floor levels. Coombe Lane (A238) is a London Distributor Road that runs through Raynes Park Local Centre.
- 2.2 A footpath providing access to the rear of the adjacent terrace at 2 to 12 Amity Grove separates the side boundary of the application site from the side elevation of the building at 2 Amity Grove. The terrace at 2 to 12 Amity Grove is known as Shakespeare Villas and provides accommodation at ground floor, first floor and within the roof space. The adjacent building at 2 Amity Grove is separated into three flats (MER902/72).
- 2.3 Shakespeare Villas are on the Council's local list of historically important buildings. The local list description refers to paired houses dating back to 1885 that have three strong gables facing the street with the architectural style "strongly gothic revival from the Victorian period. The building materials used for Shakespeare Villas include red brick with stone detailing to the ground and 1st floors, white brick with terracotta panels in chequerboard arrangement to the 3 gables"
- 2.4 On the opposite side of Amity Grove to the application site is a 6 storey former office building called Durham House (1a Amity Grove). Construction works are at an advanced stage to convert this building into an 86 bedroom hotel. A food retail store and a post office are retained at ground floor level. The building at the corner of Amity Grove and Coombe Lane is occupied by an estate agent that has a display window extending along the Amity Road frontage to the boundary with the application site. The three and four storey Raynes Park Medical Centre building in Lambton Road is located to the rear of the application site.
- 2.5 The existing three storey brick flat roof building located on the application site (floorspace of 526 square metres) is currently used to provide further education courses. The building is occupied by West Wimbledon College who provide English language courses for foreign students. The building was previously in use as offices. At the rear of the site there are 11 off street car parking spaces linked to the education use with vehicle access from Amity Grove provided to the south of the building. This existing vehicular access to these parking spaces is also used for deliveries to the adjacent ground floor commercial units fronting Coombe Lane and for residential access.
- 2.6 The site has a Public Transport Accessibility Level rating of 4 (On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility). Raynes

Park Railway Station is located 150 metres to the east of the application site. The site is located within a controlled parking zone (zone RPC) that operates between 1100hrs and 1200hrs Monday to Friday. Marked bays located opposite the application site allow some restricted on street car parking when the controlled parking zone is in operation and include a reserved car club bay.

- 2.7 Highway restrictions on the section of Amity Grove between the northern application site boundary and the junction with Coombe Lane only permit way vehicle movements (travelling south towards Coombe Lane), with no vehicle access to Amity Grove from Coombe Lane. Two way vehicle movements are restored to the north of the application site. The site is not in a conservation area, not located in an archaeological priority area and not in an area at risk from flooding.

3 **CURRENT PROPOSAL**

- 3.1 The current application involves the demolition of the existing three storey building (526 square metres of Use Class D1 - non-residential institution floor space) and the redevelopment of the site with two new buildings. The new buildings providing 278 square metres of commercial space (Use Class A1/A2/B1 or D1) and 9 flats (4 three bedroom; 3 two bedroom and 2 one bedroom). Further information on the proposed residential accommodation and a comparison with minimum standards is provided in the table below:

Table 1: Comparison table of accommodation with minimum standards

Unit number	Floor	Internal layout (Sq. M)					Amenity space (Sq. M)			
		Bedrooms	Bed spaces	Habitable rooms	Gross Internal Area	London Plan Standard	Garden	Balcony / terrace	Shared	Sites and Policies Plan standard
1.	Basement and ground	3	6	4	170	95	18	7	-	9
2.	Basement and ground	3	5	4	123	86	21	-	-	8
3.	First	3	6	4	110	95	-	11	-	9
4.	First	2	4	3	75	70	-	12	-	7
5.	Second	1	2	2	50	50	-	5	-	5
6.	Second	1	2	2	55	50	-	6	-	5
7.	Second	2	4	3	75	70	-	7	-	7
8.	Third	3	6	4	110	95	-	11	-	9
9.	Third	2	4	3	75	70	-	7	-	7

- 3.2 The development includes the erection of a new building that will be four storeys high at the front of the site, with an additional rooftop plant room and

basement level. This building will provide a retail, financial services, business, non-residential institutions or assembly and leisure use at basement and ground floor level.

- 3.3 The floor space to the rear of the commercial space will provide a single split level flat at basement and ground floor level (flat 1 – three bedroom) with further residential accommodation on the upper floor levels (flats 3 to 9 providing 2 two bedroom, 3 two bedroom and 2 three bedroom flats). At the rear of the site a new building with floor space at basement and ground floor level provides a single split level flat (flat 2 – three bedroom) The new residential accommodation is provided with external amenity space in the form of sunken gardens at basement level, roof terraces and balconies.
- 3.4 The building at 2 Amity Grove next to the application site has been converted into flats. A 2.2 metre wide shared pedestrian access to the rear gardens of properties in Amity Grove currently separates the side elevation of the existing building on the application site from the side elevation of the adjoining building at 2 Amity Grove (Shakespeare Villas). This separation distance will be maintained as part of the proposed development.
- 3.5 The front elevation of the existing education building on the application site is in line with the main front elevation of the adjacent building at 2 Amity Grove. A single storey ground floor entrance lobby protrudes 2.4 metres past the front elevation of the existing application building. With the proposed removal of this entrance lobby, the front elevation of the proposed building will be in the same location as the main front elevation of the existing building and level with the front elevation of 2 Amity Grove.
- 3.6 The ground floor of the adjacent building at 2 Amity Grove currently extends 3.2 metres past the rear elevation of the existing three storey building on the application site. The larger proposed building will be level with the ground floor rear elevation of the building at 2 Amity Grove on the northern site boundary. at a distance of 2.6 metres from the boundary. At a distance of 2.6 metres away from the site boundary the proposed building at ground floor level will extend a distance of 2.6 metres past the ground floor rear elevation of 2 Amity Grove
- 3.7 At first and second floor levels the adjacent building at 2 Amity Grove currently extends 2.3 metres past the rear elevation of the existing building on the application site. On the site boundary at first, second and third floor levels the proposed building will be in the same location as the existing building (set back by 2.3 metres behind the rear two storey part of 2 Amity Grove). At a distance of 7 metres away from the boundary, the new building will extend 4.7 metres past the two storey part of 2 Amity Grove.
- 3.8 The rear elevation of two and three storey buildings at 46 to 66A Coombe Lane overlook the side boundary of the application site. These buildings have various commercial uses at ground floor level that have been altered with single storey rear extensions of various sizes. Residential accommodation is provided on the upper floors of these building fronting Coombe Lane with the

flat roof of the ground floor commercial extensions generally used as external amenity space with external access staircases to ground level at the rear.

- 3.9 The development is provided with thirteen cycle parking spaces and five off street car parking spaces with three at the front of the site and two located to the rear. The current delivery, servicing and residential access to the rear of the site is retained to the south of the site with a security access gate installed following advice from the Metropolitan Police.

4. PLANNING HISTORY.

- 4.1 There are several historical entries in the planning register relating to the buildings on the application site with the most relevant planning applications are outlined below.

- 4.2 Planning permission was approved in January 2010 (LBM reference 09/p2246) for the use of vacant office floor space (use class B1) for education purposes (use class D1). The applicant has confirmed that this planning permission was implemented with the education use commencing in 2010. A planning condition attached to this approval restricted the use of the building to higher education use with no other D1 use permitted.

- 4.3 An earlier planning application (LBM reference 14/p3626) was withdrawn by the applicant in December 2014. The application was for the demolition of the existing three storey building occupied by West Wimbledon College (526 square metres in Use Class D1) and the erection of two new buildings. The development included a new four storey building at the front of the site providing retail, financial services, business, non-residential institutions or assembly and leisure use (Use Class A1, A2, B1, D1 or D2) at ground floor level (117 square metres) with 9 flats (6 one bedroom and 3 two bedroom above) on the upper floors and a second three storey building at the rear of the site providing undercroft car parking at ground floor level with 2, two bedroom flats on the upper floors. The development included 11 off street car parking spaces with a new vehicle access located adjacent to 2 Amity Grove.

- 4.4 Other relevant entries on the planning register include planning permission approved in June 1987 (LBM reference 87/p0341) for the installation of 3 additional windows in south elevation of the existing office building. A part three storey and part single storey office block with parking was approved in March 1972 (LBM reference mer52/72). In April 1957 planning permission was approved for the installation of two petrol pumps on the forecourt (LBM reference wim3192).

5. CONSULTATION

- 5.1 The submitted planning application was publicised by means of a site notice, a press notice and individual consultation letters sent to 58 local properties. As a result of this public consultation seven letters have been received objecting to the proposal on the following grounds:

- 5.2 **Loss of the existing use and tree at the front of the site**
- The applicant has failed to justify the loss of the existing education use (Use Class D1);
 - The removal of the tree that previously existed at the front of the site was unnecessary and a suitable replacement tree of equal value should be secured with steps to ensure its survival.
- 5.3 **Commercial floorspace**
- The commercial floor space represents 'commercial creep' into a residential area;
 - The flexible use creates uncertainty and conditions should be used to restrict operating hours;
 - It is considered that a commercial use in this location is 'unfounded' and may not be commercially viable;
- 5.4 **Bulk, scale massing and Design**
- The height of the new building would 'significantly exceed' the existing building;
 - The proposal is an overdevelopment of the site;
 - The development would prevent any future construction of an additional storey to the rear of 46-56 Coombe Lane;
 - The building is too high and will have a negative impact on the street scene;
- 5.5 **Servicing and car parking**
- The servicing of shops in Coombe Lane will be impossible during the construction phase and will lead to servicing from Coombe Lane with impacts on traffic and parking;
 - The completed development will severely affect the servicing of shops in Coombe Lane;
 - The access to flats on the upper levels of buildings in Coombe Lane will be affected;
 - The development has inadequate emergency vehicle access;
 - All of the flats should not be allowed to obtain on street parking permits;
 - The development will have an adverse impact on the viability and vitality of the adjacent shops in Coombe Lane in terms of deliveries and servicing;
- 5.6 **Nuisance and amenity**
- The development will harm residential amenity in terms of overlooking; loss of privacy including from the balconies and noise and disturbance;
 - The additional building height will result in a loss of light to habitable windows on the flank elevation of the neighbouring building;
 - The development will lead to a loss of light and outlook to neighbours;
 - The construction phase will cause local disruption and a clear plan should be formulated;
 - The development will adversely impact on property values

Impact of the proposed basement

- There is a concern about the impact of the basement excavation on the structure of the adjacent locally listed building;
- There is a concern about the impact of the basement excavation on a tree in a neighbouring garden;
- It is considered that the basement would increase the possibility of flooding;
- There are concerns about the need to relocate an sewer pipe as part of the basement excavation;

5.7 **Amity Grove Residents Association** there is an objection to the development on the following grounds:

- The proposed off street parking level is inadequate;
- All of the residential units should be subject to the on-street permit restriction;
- Restrictions should be placed on the commercial floor space to protect amenity;
- Planning conditions should be used to lessen the nuisance caused by construction work.

5.8 **Residents Association of West Wimbledon** The association wish to make the following comments on the planning application:

- The development must comply with the requirements of Policy DM D2 on basement proposals;
- The proposals are contrary to policy in that the development fails to respect the “height and scale of the existing street pattern”.
- The proposals are contrary to policy in that the development fails to respect the amenities of neighbouring residents including sunlight and daylight to buildings and gardens, and overlooking and loss of privacy;
- The development provides sub-standard accommodation in terms of access to external space, sunlight and daylight provision, outlook, ventilation and proximity to ‘food cooking operations’ in units fronting Coombe Lane;
- There are inadequate arrangements for the collection of refuse from the proposed flats and existing nearby shops;
- There are inadequate arrangements for access to adjacent residential properties and commercial deliveries;
- With local on street parking pressure the of street spaces should be managed by a planning condition with no on street permits issues to the new residential and commercial floor space;
- Planning conditions should be used to ensure that the use of the commercial space does not harm residential amenity;

5.9 **Raynes Park Association** The association wish to express the following concerns in relation to the proposed development:

- There is an existing problem with the storage of refuse and the proposed development will make matters worse by restricting available space for bins and creating extra demand from the new accommodation;
- An assessment of parking demand should be carried out before decisions are made on development density;

- The proposed development will further restrict the parking space available for adjacent residents;
- There is a concern about the standard of the accommodation in terms of the lack of external amenity space;
- The access to the rear of residential properties fronting Coombe Lane needs to be considered in terms of access and deliveries;
- Planning conditions should be used to ensure that demolition and construction phase nuisance is minimised.

5.10 **Wimbledon Society** The society wish to make the following comments on the planning application:

- Whilst the top floor has a different elevation treatment the top floor still appears too bulky;
- The top floor should have a lower roof eaves and a pitched roof;
- Although set well back could the plant room be integrated into the roofscape;
- The outlook for the proposed flats 1 and 2 is restricted;
- Would the 4 metres headroom projecting bays over the access
- The access to the rear of residential properties fronting Coombe Lane needs to be considered in terms of access and deliveries;
- Planning conditions should be used to ensure that demolition and construction phase nuisance is minimised.
- The forecourt area to the front of the site lacks interest.

5.11 **Councillor Stephen Crowe** There is an objection to the application on the basis that the proposal is overdevelopment with this shown by the fact that

- The proposed building is taller than adjacent houses;
- The development builds on the rear car park which is the same space as the adjacent rear garden;
- There is inadequate of street car parking.

5.12 **Councillor Adam Bush** There is an objection to the application on the basis that the proposal is overdevelopment with the additional floor exceeding the height of the neighbouring Shakespeare Villas.

5.13 **Metropolitan Police Crime Prevention Design Advisor** It is recommended that Secured by Design should be incorporated as a minimum standard for security in this development. Following a series of recent burglaries where access has been gained from a rear access road the architect was advised to secure the shared access drive. It is noted that the recommended gate has been incorporated into the development.

5.14 **Transport Planning** There is no objection to the development subject to the following:

- The inclusion of planning conditions that seek the submission and approval of a a parking management strategy to understand how the proposed off street car parking spaces would be allocated/managed; that seek further details of the provision of 16 cycle parking spaces; the

removal of redundant sections of vehicular crossover and the submission and approval of a construction logistics plan;

- The inclusion of an informative to the applicant relating to the need to contact the highways section in relation to works to the highway;
- A S106 agreement that includes a restriction on future residents preventing them from applying for parking permits in the nearby area.

6 POLICY CONTEXT

London Plan 2015

- 6.1 The further alterations to the London Plan were published on the 10 March 2015. The relevant policies in the London Plan (July 2015) are 3.1 (Ensuring equal life chances for all); 3.3 (Increasing housing supply); 3.4 (Optimising housing potential); 3.5 (Quality and design of housing developments); 3.6 (Children and young people's play and informal recreation facilities); 3.8 (Housing choice); 3.9 (Mixed and balanced communities); 3.16 (Protection and enhancement of social infrastructure); 3.18 (Education facilities); 4.7 (Retail and town centre development); 5.1 (Climate change mitigation); 5.2 (Minimising carbon dioxide emissions); 5.3 (Sustainable design and construction); 5.7 (Renewable energy); 5.10 (Urban greening); 5.13 (Sustainable drainage); 5.15 (Water use and supplies); 6.5 (Funding Crossrail); 6.9 (Cycling); 6.10 (Walking); 6.13 (Parking); 7.1 (Building London's neighbourhoods and communities); 7.2 (An inclusive environment); 7.3 (Designing out crime); 7.4 (Local Character); 7.5 (Public realm); 7.6 (Architecture); 7.15 (Reducing noise and enhancing soundscapes); 7.19 (Biodiversity and access to nature); 8.2 (Planning Obligations).

Merton Sites and Policies Plan (adopted July 2014)

- 6.2 The relevant policies within the Sites and Policies Plan are as follows: DM C1 (Community facilities); DM C2 (Education for children and young people); DM.D1 (Urban design and the public realm); DM.D2 (Design considerations and the public realm); DM.EP2 (Reducing and mitigating against noise); DM.EP4 (Pollutants); DM F2 Sustainable drainage systems (SuDS) and; Wastewater and Water Infrastructure; DM.H2 (Housing mix); DM.O2 (Nature conservation, trees, hedges and landscape features); DM R1 (Location and scale of development in Merton's town centres and neighbourhood parades); DM R4 (Protection of shopping facilities within designated shopping frontages); DM.P1 (Securing planning obligations); DM.T1 (Support for sustainable travel and active travel); DM.T2 (Transport impacts from development); and DM.T3 (Car parking and servicing standards).

Merton Supplementary Planning Guidance

- 6.3 The key supplementary planning guidance relevant to the proposals includes New Residential Development (1999); Design (2004) and Planning Obligations (2006).

Policies within the Merton LDF Core Planning Strategy (July 2011)

- 6.4 The relevant policies within the Council's Adopted Core Strategy (July 2011) are; CS4 (Raynes Park); CS7 (Centres); CS.8 (Housing choice); CS.9 (Housing provision); CS11 (Infrastructure); CS.14 (Design); CS.15 (Climate

change); CS.18 (Active transport); CS.19 (Public transport); and CS.20 (Parking; servicing and delivery).

National Planning Policy Framework (March 2012)

- 6.5 The National Planning Policy Framework (NPPF) is a key part of central government reforms '*...to make the planning system less complex and more accessible, and to promote sustainable growth*'.
- 6.6 The NPPF supports the plan led system stating that development that accords with an up to date plan should be approved and proposed development that conflicts should be refused. The framework also states that the primary objective of development management should be to foster the delivery of sustainable development, and not to hinder or prevent development.
- 6.7 To enable each local authority to proactively fulfil their planning role, and to actively promote sustainable development, the framework advises that local planning authorities need to approach development management decisions positively. Local planning authorities looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. The framework attaches significant weight to the benefits of economic and housing growth, the need to influence development proposals to achieve quality outcomes and enable the delivery of sustainable development proposals.

7. PLANNING CONSIDERATIONS

- 7.1 The main planning considerations include assessing the loss of the existing community use and loss of the existing building; the acceptability of the replacement commercial uses; the need for additional housing, the potential impact of the proposed basement on the adjoining listed building and on trees; residential density, housing mix, building design, scale massing and materials, potential impact on neighbour amenity, the standard of accommodation, the potential impact on traffic and transport; potential ground contamination, and sustainable design and construction.

Loss of the existing community use and the existing building

- 7.2 The adopted development plan resists the loss of community uses (Use Class D1 - non-residential institutions) unless it can be demonstrated that the following planning policy tests have been met:

- It can be demonstrated that the loss would not impact on an identified local need for the type of facility provided (London Plan 3.16, Core Strategy CS 11 and Sites and Policies Plan DM C1i);

- 7.3 Merton Adult Education have advised that there is no defined need, or shortage in the Raynes Park area for the type of floor space that is provided on the application site.

- It can be demonstrated that that there is no ongoing or future demand for education facilities at this site (London Plan 3.18);

- 7.4 The application building was in use as offices (Use Class B1) until 2010 when planning permission was given for a change of use for education purposes

(Use Class D1). Since 2010 the building has been in use by West Wimbledon College providing further education in the form of English language courses for foreign students.

- 7.5 The applicant has stated that the existing further education use is no longer viable, as there is no longer sufficient demand for the courses that are offered. The college has a focus on foreign students and changes that have been made in immigration policy have made it more difficult for foreign students to come to this country to study.
- It can be demonstrated that there is no demand for other community uses (London Plan 3.16 and Sites and Policies Plan DM C1ii).
- 7.6 A property consultant acting on behalf of the applicant has carried out a review of community floor space (non-residential institution - Use Class D1 and assembly and leisure Use Class D2) requirements in the Raynes Park area including proposal sites within the Sites and Policies Plan. The review over a period of 12 months had the aim of finding a suitable future occupier for the application building and to look at the general demand for community floor space and the suitability of the application building.
- 7.7 The application building has been marketed for uses within use class D1 or D2. This marketing consisting of the circulation of a brochure to 600-700 London and suburban commercial estate agents in 2011. The property consultant searched property data bases looking for potential occupiers who were seeking similar floor space. The consultant also used personal contacts within the property industry that have been built up over 30 years working in the commercial property market in London.
- 7.8 There were inquiries from nursery operators, schools and religious organisations who sought suitable sites in South West London. After these inquiries were investigated by the applicant's consultant it was found that they sought buildings larger than the application building. The applicant also received separate advice from the Councils transport planning officer that the application site would not be suitable for a nursery use due the road layout and potential issues with additional traffic movements.
- 7.9 In terms of general local demand, the review found that the accommodation (Use Class D1) in Wimbledon Hill Road that the West Wimbledon College had vacated to move to the application site was still vacant. It was found that a number of proposal sites that the Council suggest could be suitable for D1 or D2 use including the nearby NHS clinic at 9 Amity Grove were also currently vacant.
- 7.10 In addition to the marketing of the building the applicant conducted a review of the standard of the existing building. It was found that the existing building did not meet modern requirements and was built to a low specification in the 1970's. The building suffers from low floor to ceiling heights, with narrow internal circulation areas and is costly to run and maintain. The existing building on the application site is also considered by officers to be of poor quality externally and it is considered to detract from the appearance of the

local area. As a result subject to the design and appearance of a replacement building it is considered that the proposed development that involves the loss of the existing building is acceptable.

- 7.11 In conclusion it is considered that the applicant has adequately demonstrated through marketing that there is no demand for the use of the application building either for a different further education use or an alternative community use. It is considered that works to improve the existing floor space would not be economically viable due to the significant investment that would be required and the uncertainty in finding a future tenant. In this context the development is considered in line with adopted planning policy and the loss of the existing use is considered acceptable.

Replacement commercial uses

- 7.12 Sites and Policies Plan policy DM R1 aims to protect the viability and character of Merton's town centres whilst ensuring that there are a wide range of town centre type uses to meet the everyday needs of Merton's residents. The policy states that the Council will support proposals for development of up to 1,000 square metres of floor space for town centre type uses.
- 7.13 Sites and Policies Plan policy DM R4 states that in areas such as the application site, the Council will permit a wide range of town centre type uses including shopping, leisure, entertainment, cultural, community and office uses which contribute towards the vitality and viability of the town centres. All town centre development proposals must have active street frontages that contribute towards vibrancy and to promote a positive identity.
- 7.14 The application site is located within the designated Raynes Park Town Centre boundary and the nearby buildings opposite in Amity Grove and 66 Coombe Lane form part of the core shopping frontage. Construction work is well advanced to convert the six storey building on the opposite side of Amity Grove to an 86 bedroom hotel with a food retail store and a post office retained at ground floor level. The building at 66 Coombe Lane is located adjacent to the application site and is occupied by an estate agent with a display window that extends to the boundary with the application site. The Amity Grove NHS clinic building is located to the north of the application site on the opposite side of Amity Grove.
- 7.15 The existing three storey building on the application site currently provides 525 square metres of commercial floor space. With the building previously providing offices (Use Class B1), the use of the building as a language school commenced in 2010. Whilst an objection to the application has stated that the proposal represents 'commercial creep' the development will actually reduce non-residential floor space from 526 square metres to 278 square metres.
- 7.16 The proposed commercial floor space is located in a well-designed and flexible unit that has other commercial uses located nearby. The unit is in a good location within the town centre boundary and is well placed in terms of access to the main high street and the nearby train station. The new hotel under construction nearby is also likely to generate additional footfall and

potential customers that will make the unit more attractive for future tenants. A study by the Local Data Company in 2012 found Raynes Park to be the best-performing high street in London, with less than two per cent of stores unoccupied. In this context it is considered by officers that the applicant is likely to be successful in finding a future tenant for the replacement commercial floorspace. The applicant has stated that the current floorspace supports employment for 5 people and that the proposed modern purpose built accommodation has a significantly better chance of continuing to support employment for the same number of people.

- 7.17 The commercial unit is provided at basement and ground floor at the front of the site and potential uses include retail, financial services, business, non-residential institutions or assembly and leisure use (Planning Use Classes A1, A2, B1 or D1). All of these potential uses are considered acceptable in this location within the Raynes Park Town Centre boundary and are in accordance with Sites and Polices Plan policy DM R4. The potential impact on residential amenity is considered later in this report.

Need for additional housing.

- 7.18 The National Planning Policy Framework (March 2012) requires the Council to identify a supply of specific ‘deliverable’ sites sufficient to provide five years’ worth of housing with an additional buffer of 5% to provide choice and competition. Policy CS. 9 within the Council’s Adopted Core Strategy (July 2011) and policy 3.3 of the London Plan (2015) state that the Council will work with housing providers to provide a minimum of 4,800 additional homes (A minimum of 411 new dwellings annually, up from 320, following adoption of the London Plan 2015) between 2015 and 2025. This minimum target should be exceeded where possible including a minimum of 500 to 600 homes in the Raynes Park sub area where the proposal site is located.
- 7.19 The Core Strategy states that the Council will encourage residential accommodation in ‘sustainable brownfield locations’. The Core Strategy states that it is expected that the delivery of new residential accommodation in the borough will be achieved in various ways including the development of brownfield sites. The application site is on brownfield land and is in a sustainable location adjacent to other existing residential properties. The site benefits from good access to public transport and access to other local facilities available within Raynes Park Centre without the need to use a car.
- 7.20 In conclusion the provision of additional residential accommodation on this site is considered acceptable in principle subject to other considerations including matters of design, bulk, scale and layout, the standard of accommodation and the impact on amenity. The proposed development in this sustainable location will also assist in addressing the need for new residential accommodation in the borough that is identified in the London Plan and the Core Strategy.

Residential density

- 7.21 The London Plan states that in urban areas such as the application site with a Public Transport Accessibility Level of 4 the residential density should be

within a range of 200 to 700 habitable rooms per hectare. With the application site covering a site area of 0.07 hectares and provision of 29 habitable rooms the residential density of the development is 415 habitable rooms per hectare.

- 7.22 In conclusion the residential density of the proposed development is in the middle of the density range set out in the London Plan and the proposed residential density is considered acceptable for this location. In this context the current proposal is not considered an overdevelopment of the site.

Housing mix

- 7.23 Policy CS. 8 within the Council's Adopted Core Strategy (July 2011) states that the Council will seek the provision of a mix of housing types sizes and tenures at a local level to meet the needs of all sectors of the community. This includes the provision of family sized and smaller housing units.
- 7.24 The application site is located in an area, where there is currently a mixture of housing types with terraced houses nearby and flats in the neighbouring building in Amity Grove and on the upper floors of buildings in Coombe Lane. The current application provides 9 residential units consisting of 2 one bedroom, 3 two bedroom and 4 three bedroom flats.
- 7.25 In conclusion it is considered that the proposed accommodation will increase the variety of residential accommodation available locally. It is considered that the current proposal provides an appropriate mix of accommodation will contribute towards the creation of a socially mixed and sustainable neighbourhood in accordance with Core Strategy policy CS8.

Proposed basement, the adjoining locally listed building and trees.

- 7.26 The proposed basement is not located under a statutory or locally listed building or the garden of a statutory or locally listed building. The basement will be separated from the locally listed building at 2 Amity Grove by a distance of 2.2 metres with the potential impact on this building considered within the submitted 'Basement Construction Methodology Statement'.
- 7.27 The proposed basement is wholly confined within the curtilage of the application property and has been designed to maintain and safeguard the structural stability of the application building and nearby buildings. It is considered that the basement will not affect the integrity of the locally listed building due to this separation distance and the need for the works to meet the structural requirements of the Building Acts. A concern has been expressed in a public consultation response about the potential need to relocate a sewer pipe as part of the basement excavation and this would also be considered separately under the Building Acts.
- 7.28 The open areas of the application site are currently in hardstanding apart from a small flower bed located adjacent to the front boundary. The current proposal includes the provision of new open garden areas within the site and also a green roof on the building at the rear of the site. With the reduction in the area of hardstanding the introduction of garden areas and a green roof it is considered that the proposed development will contribute to sustainable urban

drainage. In support of the planning application the applicant has submitted a 'Flood Risk Assessment' that concludes that with the use of a sustainable urban drainage system the development will not give rise to any increase in local flood risk. A planning condition is recommended to ensure that this is achieved.

- 7.29 Whilst it is considered to have limited townscape value due to its location, a tree is located in the rear garden of the adjoining property at 2 Amity Grove. A distance of three metres separates the tree from the proposed excavated external basement amenity space for flat 2. It is considered that the basement extension will not cause damage or pose a long term threat to this tree due to the separation distance, existing ground conditions and with suitable controls imposed through planning conditions. These conditions will include a requirement to accord with the recommendations of BS 5837:2012 'Trees in relation to design, demolition and construction'. A planning condition is recommended to seek details of the landscaping of the open areas of the site including seeking the front forecourt area and for the future maintenance of this landscaping.
- 7.30 Natural light to the commercial floorspace at basement level is provided by roof lights located to the side of the side access road. The two flats with residential accommodation at basement level also have accommodation at ground floor level with natural light and outlook to these flats provided by external amenity space at basement level. It is considered that the external outdoor space at basement level and the rooflights have been sensitively designed and sited to avoid any harmful visual impact on neighbour or visual amenity.
- 7.31 The applicant has stated that the commercial floorspace will meet the Breeam 'Very Good' standard and that the residential accommodation meets the equivalent of the Code for Sustainable Homes level 4. Planning conditions are recommended to ensure that these standards are met and that the development makes the fullest contribution to mitigating the impact of climate change by meeting the carbon reduction requirements of the London Plan.

Building design, scale, massing and materials

- 7.32 The London Plan policy 7.4 requires buildings, streets and open spaces to provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in terms of orientation, scale, proportion and mass. Policy 7.6 sets out a number of key objectives for the design of new buildings including that they should be of the highest architectural quality, they should be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and buildings should have details that complement, but not necessarily replicate the local architectural character.
- 7.33 The application site is not located in a conservation area and the character of Amity Grove is formed by the variety that is present in terms of the design, scale, form and appearance of nearby buildings. This variety includes a flat roofed three storey block of 9 flats at 14 Amity Grove, located immediately to

the north of Shakespeare Villas. On the opposite side of Amity Grove is the two storey pitched roof NHS clinic building. Other two storey residential properties in Amity Grove have variety in their design and form with different front bays in front elevations and different roof forms.

- 7.34 The application site is adjacent to the rear of buildings fronting Combe Lane that are two and three storeys in height. These buildings include a part two, part three storey building on the corner of Coombe Lane and Amity Grove and a three storey building at 42 Coombe Lane. The six storey building called Durham House that has a flat roof is directly opposite the application site in Amity Grove. Raynes Park Health Centre is located to the rear of the application site and this building is 4 storeys in height.
- 7.35 In terms of the application site this is currently occupied by a three storey building with a flat roof. The main roof of the existing building is 3.8 metres lower than the roof ridge of the adjacent property at 2 Amity Grove. The proposed building is also provided with a flat roof and this main roof level is also 0.3 metres lower than the roof ridge of 2 Amity Grove.
- 7.36 The existing and proposed buildings have roof level plant rooms, these structures house essential equipment such as lift plant. On the existing building the plant room is 3 metres above the main roof level. The existing structure is visible from the street as it is located 0.8 metres behind the front building elevation. The plant room on the proposed building is reduced to a height of 1.8 metres and relocated to the middle of the roof, at a distance of 8.4 metres behind the front elevation. Whilst shown on the submitted elevation drawings, in reality in this location in the middle of the roof and 2 metres behind the roof ridge of the building at 2 Amity Grove, the plant room will not be visible in the majority of the views of the new building including nearby views of the building from street level in Amity Grove.
- 7.37 The front elevation of the proposed building provides three vertical elements that reflect the vertical spacing and emphasises of the front elevation of the adjoining Shakespeare Villas building. The main building facing material will be red brick to match adjacent local listed buildings. The top floor of the proposed flat roof building is the same height as the pitched roof of 2 Amity Grove and this part of the building uses a different facing material of zinc cladding to highlight this. The proposed balconies will be glazed and the windows and doors will be powder coated aluminium.
- 7.38 The proposed development will remove the ground floor entrance lobby on the existing building that currently extends forward of the front elevation of 2 Amity Grove. The ground floor commercial floor space is provided with a display window. This window will help continue the active ground floor frontage provided by the adjacent estate agents window on the corner of Amity Grove and Coombe Lane and will reflect the commercial uses opposite.
- 7.39 In conclusion, with the main roof of the proposed building lower than the roof ridge of the adjacent building and in the context of other three storey buildings nearby and a six storey building opposite the height of the proposed building

is considered acceptable. With the variety in the design and form of nearby buildings including the flat roof rear extensions to 2 Amity Grove and 66 Coombe Lane and the flat roof buildings in Amity Grove the design and massing of the proposed building is considered acceptable.

- 7.40 It is considered that the design and appearance of the proposed building respects and enhances the character of the surrounding area and the development is in keeping with the surrounding area. The proposed materials are considered in keeping with the surrounding area whilst also reflecting the contemporary design of this development. The proposal is considered in accordance with policies 7.4 and 7.6 in the London Plan and policy DM R4 in the Sites and Policies Plan.

Neighbour amenity - loss of privacy and overlooking

- 7.41 Policy DM D2 states that proposals for development will be expected to ensure, quality of living conditions, and appropriate levels of privacy to adjoining gardens. In order to minimise the impact of new development on the privacy of existing dwellings Supplementary Planning Guidance sets out minimum separation distances. This guidance states that there should be a minimum separation distance of 20 metres provided between any directly opposing habitable residential windows located on upper floor levels.

Building at 2 Amity Grove

- 7.42 The proposed development does not include any windows that face towards the property at 2 Amity Grove. The proposed building is provided with balconies to the front elevation, and a roof terrace and balconies to the rear elevation.

- 7.43 The proposed building will screen the majority of possible views of neighbouring windows from these external amenity areas. A planning condition is recommended to seek the submission and approval of details of suitable screening to these external amenity areas to prevent any potential loss of privacy or overlooking. A further planning condition is recommended to ensure that the proposed flat roof areas that are not shown as external amenity areas are not used as such.

Buildings in Coombe Lane

- 7.44 The proposed building has been located further away (between 0.4 and 1.3 metres) than the existing building from the rear of the adjacent properties in Coombe Lane. At the closest point a distance of 15 metres separates the nearest existing habitable room window from the side elevation of the proposed building.

- 7.45 The nearby properties in Coombe Lane have commercial uses at ground floor level with residential accommodation on the upper floors. The access to this residential accommodation is achieved by rear external staircases and walkways close to the boundary with the application site. As a result of these existing access arrangements the first floor habitable rooms of these adjacent flats currently have limited privacy.

- 7.46 There are windows to the side elevation of the existing building at ground, first and second floor levels. Whilst the upper floor windows on the rear elevation of properties fronting Coombe Lane currently having limited privacy due to access arrangements the new building has been designed with angled windows which will prevent views towards these adjacent properties.
- 7.47 With the use of angled windows and obscured glazing the proposed building has been designed in accordance with the Council's Supplementary Planning Guidance in relation to the protection of privacy. The development provides at least 20 metres between any directly opposing habitable residential windows located on upper floor levels and it is considered that the proposed development will not give rise to any overlooking and loss of privacy to nearby residential occupiers in Coombe Lane.

Neighbour amenity - loss of daylight, sunlight and visual intrusion.

- 7.48 Sites and Policies Plan policy DM D2 states that proposals for development will be expected to ensure provision of appropriate levels of sunlight and daylight, to both proposed and adjoining buildings and gardens. The policy states that proposals for all development will be expected to protect new and existing development from visual intrusion so that the living conditions of existing and future occupiers are not unduly diminished.

Buildings in Amity Grove

- 7.49 There are ten existing windows on the side elevation of the adjacent building at 2 Amity Grove. These windows facing towards the application site are at ground, first and second floor levels and include a window at first floor level to a small bedroom.. The existing building on the application site is located 2.2 metres from these windows. As set out in section 3 of this report, the proposed building will maintain the existing separation distance from 2 Amity Grove.
- 7.50 On the site boundary the front and rear elevations of the proposed building will be in the same location as the existing building on the application site. On the site boundary the main roof of the proposed building will be 3.4 metres higher than the existing building. There are plant rooms provided at roof level on the existing and proposed buildings with both plant rooms set back from the side elevation by 1.2 metres. The flat roof of the proposed plant room will be 2.1 metres higher than the existing plant room. After assessing the nature of the windows on the side elevation of the neighbouring property and the context it is considered that the development is acceptable in relation to daylight and sunlight provision.
- 7.51 The proposed development includes a new building to the rear of the application site on land that currently provides a hardstanding car parking area for the existing education use. This new building has floorspace at basement and ground floor levels and measures 6.4 metres by 8.8 metres and will have a height of 3.2 metres above ground level.
- 7.52 A 1.8 metre wide shared pedestrian footpath in this location separates this new building from the rear garden of 2 Amity Grove. The new building will be

viewed from adjacent sites in the context of an adjacent single storey building built in masonry to the rear of 44 Coombe Lane and other single storey buildings in the rear gardens of 2, 4 and 10 Amity Grove. In this context, the height of the building and the separation distances it is considered that the development will not result in visual intrusion for the occupiers of adjacent occupiers in Amity Grove.

- 7.53 Windows to the rear elevation of 2 Amity Grove would originally have assisted in providing natural light to all of the floor space within the building, however extra rooms provided as a result of large rear building extensions have relied on windows provided to the side elevation. The natural light provided to these side elevation windows is currently restricted by the existing building on the application site and whilst the new building is higher than the existing building this impact is not considered sufficient to refuse planning permission. It is considered that the development is acceptable in relation to the daylight and sunlight provision in relation to 2 Amity Grove.

Buildings in Coombe Lane

- 7.54 The south elevation of the new building faces towards the rear of buildings that front Coombe Lane, with ground floor commercial uses and residential accommodation on the upper floors. The development involves an increase in the length of the side building elevation and an increase in height however as set out earlier in this report the new building will also be moved further away from buildings in Coombe Lane. With the increased separation distance between the side elevation of the new building and the rear elevation of buildings in Coombe Lane it is considered that the development is acceptable in terms of daylight, sunlight and protection from visual intrusion.

- 7.55 In conclusion and following assessment of the development including the site context, the building heights, the nature of the existing residential accommodation and the separation distances between buildings it is considered that the proposed development will not give rise to visual intrusion or a loss of daylight or sunlight to adjacent residential occupiers. The development is considered in accordance with Sites and Policies Plan policy DM D2.

Neighbour amenity – noise and disturbance

- 7.56 Sites and Policies Plan Policy DM D2 states that proposals for development will be expected to protect new and existing development from noise, or pollution so that the living conditions of existing and future occupiers are not unduly diminished.
- 7.57 Consultation responses have raised concerns about noise and disturbance from the use of the proposed external amenity spaces above ground floor. The current building on the application site has a first floor roof terrace adjacent to the boundary with 2 Amity Grove. With the nature of the access to accommodation above the shops in Coombe Lane there are also a large number of existing external access staircases and first floor amenity areas to the rear of these buildings. In this context and the residential nature of the proposed amenity areas it is considered that the proposed terraces and

balconies are acceptable in this location in relation to potential noise and disturbance.

- 7.58 Consultation responses have raised concerns about the potential impact of the construction works on residential amenity. In order to ensure that the potential nuisance from construction work is minimised, planning conditions are recommended in relation to the timing of works, the control of dust and noise, submission and approval of a construction logistics plan and a working method statement.
- 7.59 The current application includes commercial space with the applicant requesting flexibility in the nature of the use that occupies this floorspace. The potential uses including Class A1 (retail); Class A2 (financial and Professional Services); Class B1 (business) and Class D1 (non-residential institutions).
- 7.60 The approval of a use within use class D1 would include potential use as a place of worship, for religious instruction or as a nursery. It is considered that further assessment would be required of the potential impact of these uses on residential amenity and a planning condition is recommended removing these uses from the permitted uses of the proposed commercial floorspace. Planning conditions are also recommended to ensure that further information is submitted and approved in relation to any proposed plant or equipment on the building and restricting the hours of operation of the commercial floorspace.

Standard of residential accommodation - internal layout and room sizes

- 7.61 Policy DM D2 states that proposals for development will be expected to ensure appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy to adjoining gardens. Policies CS8, CS9 and CS14 within the Council's Adopted Core Strategy (2011) states that the Council will require proposals for new homes to be well designed.
- 7.62 Policy 3.5 of the London Plan (July 2015) states that housing developments should be of the highest quality internally and externally. The London Plan states that boroughs should ensure that new development reflects the minimum internal space standards as set out as gross internal areas in table 3.3 of the London Plan.
- 7.63 The table provided in section 3 of this report sets out the gross internal areas for the proposed residential accommodation. The tables show that the proposed accommodation provides good levels of internal floor space that complies with the London Plan standards.
- 7.64 Consultation responses have raised concerns about the standard of accommodation within the proposed flats 1 and 2. These two flats are split level with floorspace at basement and ground floor levels. In terms of internal space the minimum floorspace standard set out in the London Plan is 86 square metres for flat 2 and 95 square metres for flat 1. The proposed accommodation significantly exceeds this minimum standard providing 123 square metres and 170 square metres of floor space respectively.

7.65 The internal layout of the proposed accommodation is considered to make good and efficient use of the space that is available on the site. The development provides accommodation with an appropriate internal layout and good provision of natural light and outlook to all habitable rooms.

7.66 Consultation responses have raised concerns about the proximity of the new residential accommodation to the rear of 'food cooking operations' fronting Coombe Lane. These uses include a restaurant (46-48 Coombe Lane), hot food takeaway (no. 54) and bakery (no. 56). With the location of existing residential accommodation closer to these uses and the separation distances from the application site it is not considered that these uses will impact upon the standard of residential accommodation.

Standard of residential accommodation - external amenity space

7.67 Sites and Policies Plan policy DM D2 states that developments will be expected to ensure appropriate provision of outdoor amenity space which accords with appropriate minimum standards and is compatible with the character of the surrounding area. The standard within the Sites and Policies Plan states that in accordance with the London Housing Design Guide, there should be 5 square metres of external space provided for one and two bedroom flats with an extra square metre provided for each additional bed.

7.68 As set out in the table provided in section 3 of this report all of the accommodation is provided with external space in accordance with and in several cases significantly exceeding the minimum standards. In conclusion it is considered by officers that the proposed residential accommodation is of a good general standard and makes efficient use of the land available on the site.

7.69 Consultation responses have raised concerns about flats 1 and 2. These two flats are split level with floorspace at basement and ground floor levels. In terms of external space the minimum floorspace standard set out in the Sites and Policies Plan is 8 square metres for flat 2 and 9 square metres for flat 1. The proposed accommodation significantly exceeds this minimum standard providing 21 square metres and 25 square metres respectively.

7.70 The proposed amenity space is provided in the form of sunken gardens, terraces and balconies. After an assessment of the proposed amenity space, its location, proportions and dimensions it is considered to provide a good standard of usable external amenity space.

Standard of residential accommodation - Lifetime Homes standards.

7.71 Policies in the London Plan and Core Strategy require all new residential properties to be built to Lifetime Home Standards. As part of the planning application the applicant has confirmed that the development aims to meet Lifetime Home Standards.

7.72 A planning condition is recommended to ensure prior to first occupation of the proposed new dwellings, the applicant shall provide written evidence to

confirm the new dwelling units meet Lifetime Homes Standards based on the relevant criteria.

Traffic and transport – Delivery and servicing access

- 7.73 Policy CS20 of the Core Strategy (July 2011) states that the Council will seek to implement effective traffic management by requiring developers to demonstrate that their development will not adversely affect safety and traffic management; and to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway. The policy also requires developers to incorporate safe access to, and from the public highway.
- 7.74 A private access road currently separates the side elevation of the existing building on the application site from the rear boundaries of land fronting Coombe Lane. This road provides access to a private car parking area at the rear of the application site, the rear of commercial uses fronting Coombe Lane and residential accommodation on the upper floors of these buildings. The land over which this access is provided is owned by the applicant with others granted a right of access across it.
- 7.75 Following consultation with the Metropolitan Police and after recent local burglaries the current proposal includes the introduction of a security gate that will restrict public access to the rear of the application site and the rear of adjacent buildings. The applicant has confirmed that the gate will not restrict access for adjoining occupiers and businesses who will be given access fobs for the gate. The existing servicing and delivery access to the rear of these adjacent commercial units will be maintained. It is considered that the greater security gained from the introduction of the gate and the proposed widening of the access route will improve the viability and vitality of the adjacent shops in Coombe Lane.
- 7.76 A concern has been expressed in consultation responses about the potential impact of construction work on servicing and deliveries. A planning condition is recommended to seek a construction logistics plan that will seek to avoid any disruption to existing delivery servicing arrangements during the proposed construction works.
- 7.77 The applicant has provided access information to show that the development will have adequate emergency vehicle access with width and height for a fire appliance to access the front part of the site. These details have been considered by officers and have been found to be acceptable.

Traffic and transport - Refuse storage and collection.

- 7.78 Policy CS20 of the Core Strategy (July 2011) states that the Council will require developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway.
- 7.79 The proposed residential accommodation is provided with an integral refuse and recycling store with access provided from the front elevation. The

application site is at the end of a residential road and the refuse and recycling will be collected as part of the existing refuse collection service. The refuse storage for the proposed commercial floorspace will be provided within the proposed new building.

- 7.80 These refuse storage arrangements are considered acceptable and a planning condition is recommended to seek further details of the storage arrangements and to ensure that these facilities are provided and retained for the benefit of future occupiers.

Traffic and transport - Car parking

- 7.81 Policy 6.13 of the London Plan states that the Mayor wishes to see an appropriate balance between promoting new development and preventing excessive car parking that can undermine cycling walking and public transport use. Policy CS20 of the Core Strategy (July 2011) states car parking should be provided in accordance with current 'maximum' car parking standards, whilst assessing the impact of any additional on street parking on vehicle movements and road safety. Car parking standards are set out within the London Plan at table 6.2 and require a 'maximum' of one of street space for dwellings with one or two bedrooms a 'maximum' of 1.5 spaces for three bedroom dwellings having regard to transport accessibility.

- 7.82 The site has a Public Transport Accessibility Level rating of 4 (On a scale of 1a, 1b, and 2-5,6a, 6b where zone 6b has the greatest accessibility). Raynes Park Railway Station is located 150 metres to the east of the application site. The current application site is in a sustainable location with easy access to the facilities within Raynes Park Town centre and easy access to public transport where future residents can meet daily needs without the use of a car. In addition to this with an on-street car parking bay currently located opposite the application site that is reserved for car club use future residents would also have easy access to a car club operated by Citycar.

- 7.83 The proposal includes five off street car parking spaces which is considered acceptable and in line with the maximum car parking standards set out in the London Plan. A planning condition is recommended to seek the submission and approval of a parking management strategy to consider the allocation and management of the proposed off street car parking spaces.

- 7.84 The application site is located within a controlled parking zone (zone RPC) that operates between 1100hrs and 1200hrs Monday to Friday. A planning obligation is recommended as part of a s106 agreement that will prevent all residential and commercial occupiers of the proposed building from obtaining on street car parking permits.

Traffic and transport - Cycling

- 7.85 Policy CS 18 of the adopted Core Strategy (July 2011) states that the Council will promote active transport by prioritising the safety of pedestrian, cycle and other active transport modes; by supporting schemes and infrastructure that will reduce conflict between pedestrians, cyclists and other transport modes;

and encouraging design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities.

- 7.86 The proposed development shows cycle parking in secure cycle lockers at the front of the site and adjacent to the rear boundary. A planning condition is recommended to ensure that cycle parking is provided in accordance with recently updated standards (16 spaces) and retained for the benefit of future residents and users.

Potential ground contamination,

- 7.87 The London Plan (Policy 5.21) indicates that the Mayor supports bringing contaminated land into beneficial use. Sites and Policies Plan policy Sites and Policies Plan policy DM EP4 states that developments should seek to minimise pollutants and to reduce concentrations to levels that have minimal adverse effects on human or environment health. A desktop assessment submitted with the planning application concluded that the site level of risk of contaminated would not impact upon the site value and the site would not meet the designated contaminated land definition.
- 7.88 In light of the previous commercial uses on the application site there is a potential for the site to suffer from ground contamination. Planning conditions are recommended that seek further site investigation work and if contamination is found as a result of this investigation, the submission of details of measures to deal with this contamination.

Sustainable design and construction.

- 7.89 The Council's Core Strategy reinforces the wider sustainability objectives of the London Plan with policy CS15 requiring all development to demonstrate how the development makes effective use of resources and materials and minimises water use and CO2 emissions. With the commercial floor space less than 500 square metres in accordance with Core Strategy policy CS15 there is no sustainability standard applicable to the proposed commercial floor space.
- 7.90 On 25th March the Government issued a statement setting out steps it is taking to streamline the planning system. The changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations are relevant to the current application. The Deregulation Act was given Royal Assent on 26th March. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.
- 7.91 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with requirements above a Code level 4 equivalent. Where there is an existing plan policy which references the Code for Sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

- 7.92 In light of the government's statement and changes to the national planning framework it is recommended that conditions are not attached requiring full compliance with Code Level 4 but are attached so as to ensure the dwelling is designed and constructed to achieve CO2 reduction standards and water consumptions standards equivalent to Code for Sustainable Homes level 4.

8. ENVIRONMENTAL IMPACT ASSESSMENT

- 8.1 The area of the application site is below the 1 hectare threshold and as a result the site falls outside the scope of Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. In this context there is no requirement for a screening opinion or for an Environmental Impact Assessment as part of this development.

9. LOCAL FINANCIAL CONSIDERATIONS

Mayor of London Community Infrastructure Lev

- 9.1 The proposed development is liable to pay the Mayoral Community Infrastructure Levy (CIL), the funds for which will be used by the Mayor of London towards the 'CrossRail' project. The CIL amount is non-negotiable and planning permission cannot be refused for failure to pay the CIL.

- 9.2 The Mayor of London Community Infrastructure Levy charge that would be payable for the proposed development would provisionally be £28,210 This is based on the charge of £35 per square metre and information provided by the applicant that states that there will be additional floor space of 806 square metres. This figure is subject to future reassessment in terms of whether the floor space to be lost as part of this proposal has been in lawful use.

London Borough of Merton Community Infrastructure Levy

- 9.3 After approval by the Council and independent examination by a Secretary of State appointed planning inspector, in addition to the Mayor of London levy the Council's Community Infrastructure Levy commenced on the 1 April 2014. The liability for this levy arises upon grant of planning permission with the charge becoming payable when construction work commences.

- 9.4 The Merton Community Infrastructure Levy will allow the Council to raise, and pool, contributions from developers to help fund local infrastructure that is necessary to support new development including transport, decentralised energy, healthcare, schools, leisure and public open spaces. The provision of financial contributions towards affordable housing and site specific obligations will continue to be sought through planning obligations a separate S106 legal agreement.

- 9.5 The London Borough of Merton Community Infrastructure Levy charge that would be payable for the proposed development would provisionally be £177,320. This is based on the charge of £220 per square metre and on the information provided by the applicant that states that there will be additional floor space of 806 square metres. This figure is subject to future reassessment in terms of whether the floor space to be lost has been in lawful use.

Planning Obligations

- 9.6 Regulation 122(2) of the CIL Regulations 2010 (continued in the CIL Regulations 2011) introduced three tests for planning obligations into law, stating that obligations must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development;
 - fairly and reasonably related in scale and kind to the development.
- 9.7 If a planning obligation does not meet all of these tests it cannot legally be taken into account in granting planning permission and for the Local Planning Authority to take account of S106 in granting planning permission it needs to be convinced that, without the obligation, permission should be refused.

Restriction for future occupants from obtaining on street car parking permit.

- 9.8 In order to encourage public transport use a planning obligation is recommended to prevent future occupants from obtaining on street car parking permits.

Monitoring and legal fees

- 9.9 Monitoring fees would be calculated in accordance with the Council's adopted Supplementary Planning Guidance the s106. Legal fees for the preparation of the S106 agreement would need to be agreed at a later date.

10. CONCLUSION

- 10.1 One of the aims of the development plan is to promote sustainable communities by balancing the need for housing with the need for other land uses such as education floor space. The application has provided sufficient evidence to demonstrate that there is no reasonable prospect of an alternative education use being attracted to this site.
- 10.2 The proposed development represents an effective and sustainable use of this brownfield site providing additional residential units and a commercial use. The development incorporates a design and layout sympathetic to the character of the surrounding area, whilst at the same time minimising any adverse impacts on neighbouring amenity. In accordance with Sites and Policies Plan policy DM D2 the proposed basement will not harm any heritage assets. Accordingly, it is recommended that planning permission be granted subject to the planning conditions and planning obligations set out below.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the completion of a Section 106 Agreement and planning conditions.

S106 Heads of terms:

1. A restriction preventing future occupants from obtaining on street car parking permits.
2. The developer agreeing to meet the Council's financial costs of drafting the Section 106 Obligations (£ to be agreed).
3. The developer agreeing to meet the Council's financial costs of monitoring the Section 106 Obligations (£ to be agreed).

And the following conditions:

1. Standard condition (Time period) The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission. Reason for condition: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. Amended standard condition (Approved plans) The development hereby permitted shall be carried out in accordance with the following approved plans: 602/010 B; 011 P3; 015 P3; 030 P2; 031 P2; 050 P3; 051 P2; information to justify loss of D1 use; Daylight and Sunlight Report; Basement Construction Methodology Statement; Land Contamination Report; Flood Risk and SUDS Assessment Design and Access Statement. Reason for condition: For the avoidance of doubt and in the interests of proper planning.
3. Non-standard condition (Land contamination – site investigation) Prior to the commencement of development (including demolition) a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved by the Local Planning Authority with agreed measures in place prior to first occupation of any residential unit. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014. This information is required prior to commencement as construction works have the potential to spread any contamination that is present
4. Non-standard condition (Land contamination – site investigation) The submitted scheme to deal with the risks associated with contamination of the site shall include 1) a preliminary risk assessment identifying all previous uses and potential contaminants, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination. 2) A site investigation scheme, based on 1 providing information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment including an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in 3 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014
5. Non-standard condition (Land contamination – construction phase) If during development further contamination is encountered which has not previously been identified and considered the Council's Environmental Health Section shall be notified immediately and (unless otherwise agreed in writing with the

Local Planning Authority) no further development shall take place until remediation proposals (detailing all investigative works and sampling, together with the results of analysis, risk assessment to any receptors and proposed remediation strategy detailing proposals for remediation) have been submitted to and approved by the Local Planning Authority and the approved remediation measures/treatments implemented in full. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014

6. Non-standard condition (Land contamination – validation) Prior to first occupation of the proposed new dwellings a verification report shall be submitted to and approved, in writing, by the local planning authority demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved. Reason for condition: In order to protect the health of future occupiers of the site and adjoining areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2015 and policy DM EP4 of Merton's Sites and Polices Plan 2014
7. Standard condition (Timing of construction work) No demolition or construction work or ancillary activities such as deliveries shall take place before 0800hrs or after 1800hrs Mondays to Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays. Reason for condition: To safeguard the amenities of the area and occupiers of neighbouring properties and to ensure compliance with Sites and Policies policy DM D2.
8. Non-standard condition (Demolition dust and noise) Prior to the commencement of development (including demolition) measures shall be in place to prevent nuisance from dust and noise to surrounding occupiers with these measures in accordance with a method statement that has previously been submitted to and approved in writing to the Local Planning Authority with the approved measures retained until the completion of all site operations. Reason for condition: To protect the amenities of occupiers of neighbouring properties and to accord with Sites and Policies policy DM D2. This information is required prior to commencement as construction works have the potential to cause the nuisance that is considered as part of this condition
9. Amended standard condition (Construction Logistics Plan) Prior to the commencement of development (including demolition), a Construction Logistics Plan shall be submitted to and approved in writing by the Local

Planning Authority and all works shall take place be in accordance with approved plan Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of local residents to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011 and with Sites and Policies policy DM D2. This information is required prior to commencement as construction works have the potential to cause the harm to safety that is considered as part of this condition.

10. Amended standard condition (Construction phase impacts) Prior to the commencement of development (including demolition) a working method statement shall be submitted to and approved in writing by the Local Planning Authority that shall include measures to accommodate: the parking of vehicles of site workers and visitors; loading and unloading of plant and materials; storage of construction plant and materials; wheel cleaning facilities; control of smell and other effluvia; control of surface water run-off. No development shall be take place that is not in full accordance with the approved method statement. Reason for condition: In the interests of vehicle and pedestrian safety and the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011. This information is required prior to commencement as construction works have the potential to cause the harm to safety that is considered as part of this condition
11. Amended standard condition (SUDS) Prior to the commencement of development (including demolition) details of a SUDS scheme shall be submitted to and approved in writing by the Local Planning Authority to accommodate within the site boundaries 1 in 100 year storm event plus a 30% allowance for climate change including source control, treatment attenuation and controlled storm water discharge and the following: i. information about the design storm period and intensity, the method employed to delay (attenuate) and control the rate of surface water discharged from the site as close to greenfield runoff rates (8l/s/ha) as reasonably practicable and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. include a timetable for its implementation; and iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by a public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Reason for condition: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2015, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Polices Plan 2014.
12. Amended standard condition (Restriction of use) The premises shall be used for any use within planning use classes A1, A2 or D1 (excluding use as a children's day nursery, a place of worship or for religious instruction and for no other purpose, (including any other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes Order) 1997), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Reason for condition:The Local Planning Authority would wish to retain control over any change of use

of these premises to these uses in the interests of safeguarding the amenities of the area and to ensure compliance with the following Development Plan policies for Merton: policy of the London Plan 2015, policy of Merton's Core Planning Strategy 2011 and policy of Merton's Sites and Policies Plan 2014.

13. Amended standard condition (Hours of use) The use hereby permitted shall operate only between the hours of 0800hrs to 2100hrs on any day. Reason for condition To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
14. Standard condition (Amplified sound) No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building. Reason for condition To safeguard the amenities of surrounding area and to ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
15. Amended standard condition (Redundant Crossover) Prior to first occupation of the proposed new dwellings the existing areas of crossover made redundant by this development shall have been removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority. Reason for condition: In the interests of the safety of pedestrians and vehicles and to comply with policy CS13 of the Adopted Merton Core Planning Strategy 2011.
16. Amended standard condition (External materials) No development shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details. Reason for condition To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
17. Non-standard condition (Details of walls and fences) Prior to first occupation of the proposed new dwellings and notwithstanding what is shown on the submitted drawings walls and fences or other means of enclosure shall be in place that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the walls and fences or other means of enclosure retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure a satisfactory and safe development in accordance with Sites and Policies Plan policies DM

D1, DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.

18. Amended standard condition (Landscaping) Prior to first occupation of the proposed new dwellings landscaping shall be in place that is in accordance with a landscaping scheme that has previously been submitted to and approved in writing by the Local Planning Authority with the landscaping scheme to include on a plan, full details of the size, species, spacing, quantities and location of plants, and measures to increase biodiversity together with any hard surfacing and means of enclosure. Reason for condition: To enhance the appearance of the development in the interest of the amenities of the area and to comply with policy CS13 of the Adopted Merton Core Planning Strategy 2011.
19. Non Standard Condition (Landscape Management Plan) Prior to the occupation of any part of the development a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for open space within the site and all communal and incidental landscaped areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The landscape shall be managed in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority. Reason for condition To enhance the appearance of the development and the amenities of the area in accordance with policy CS13 of the Adopted Core Strategy (July 2011).
20. Non Standard Condition (Green roof) Prior to the occupation of any part of the development a green roof shall be in place that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. The green roof shall be maintained in accordance with the approved plan for the lifetime of the development. Reason for condition To enhance the appearance of the development, the amenities of the area and to improve the management of surface water runoff in accordance with policy CS13 of the Adopted Core Strategy (July 2011) and DM D1 and DM F2 of Merton's Sites and Polices Plan 2014.
21. Non Standard Condition (Commercial plant/machinery soundproofing) Noise from any new plant/machinery associated with the relevant commercial floor space shall not increase the background noise level by more than 2dB (A) L 90 (5 minute measurement period) with no increase in any one-third octave band between 50 Hertz and 160Hertz. Reason for condition To safeguard the amenities of the area and the occupiers of neighbouring properties and to ensure compliance with Development Plan policies: policies 7.14 and 7.15 of the London Plan 2015, policy CS7 of Merton's Core Planning Strategy 2011 and policies DM EP2 and DM EP4 of Merton's Sites and Polices Plan 2014.
22. Non Standard Condition (Sustainability) No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority demonstrating that the development has achieved not less than the CO2 reductions (ENE1) (a 25% reduction compared to 2010 part L regulations), and internal water usage (WAT1) (105 litres/p/day) standards

equivalent to Code for Sustainable Homes level 4. Informative: Evidence requirements in respect of condition 13 are detailed in the “Schedule of evidence required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide. Reason for condition: To ensure the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies 5.2 of the Adopted London Plan 2015 and CS 15 of the Adopted Merton Core Planning Strategy 2011.

23. Amended standard condition (Lifetime homes) Prior to first occupation of the proposed new dwellings, the applicant shall provide written evidence to confirm the new dwelling units meet Lifetime Homes Standards based on the relevant criteria. Reason for condition: To meet the changing needs of households and comply with policy CS8 of the Adopted Core Strategy (July 2011).
24. Amended standard condition (Screening of external amenity areas) Prior to first occupation of the proposed new dwellings screening to the proposed external amenity areas above ground floor shall be in place that is in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority with the approved screening maintained permanently thereafter. Reason for condition: To safeguard the privacy and amenities of the occupiers of neighbouring properties and to comply with Sites and Policies Plan policy DM D2 and policy CS14 of the Adopted Merton Core Planning Strategy 2011.
25. Non-standard condition (Off street car parking) Prior to first occupation of the proposed new dwellings or the commercial floor space car parking shall be in place that includes electric charging points in line with the London Plan that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the car parking retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.
26. Standard condition (Parking management strategy) Development shall not commence until a Parking Management Strategy has been submitted in writing for approval to the Local Planning Authority. No works that is subject of this condition shall be carried out until this strategy has been approved, and the development shall not be occupied until this strategy has been approved and the measures as approved have been implemented. Those measures shall be maintained for the duration of the use unless the prior written approval of the Local Planning Authority is obtained to any variation. Reason for condition: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.

27. Non-standard condition (Cycle storage and parking) Prior to first occupation of the proposed new dwellings or the commercial floor space the cycle storage for occupiers or users and cycle parking for visitors for the relevant floor space shall be in place that is accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the cycle storage and parking retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of cycles and to comply with policy CS18 of the Adopted Core Strategy (July 2011).
28. Non-standard condition (Refuse and recycling facilities) Prior to first occupation of the proposed new dwellings or the commercial floor space refuse and recycling facilities shall be in place for the relevant floor space that are in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority, with the refuse and recycling facilities retained in accordance with the approved details permanently thereafter. Reason for condition: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with policies CS13 and CS14 of the Adopted Core Strategy (July 2011).
29. Amended standard condition (External Lighting) Any new external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary. Reason for condition In order to safeguard the amenities of the area, the occupiers of neighbouring properties and wildlife using the green corridor at the rear of the site and to ensure compliance with Sites and policy DM D2 and policies CS13 and CS14 of the Adopted Merton Core Planning Strategy 2011.

INFORMATIVES:

- a) The applicant is advised that details of Lifetime Homes standards can be found at www.lifetimehomes.org.uk
- b) The applicant is advised that in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.
- c) The applicant is advised to contact the Council's Highways team on 020 8545 3151 before undertaking any works within the Public Highway in order to obtain the necessary approvals and/or licences.
- d) The applicant is advised that the demolition works should avoid the bird nesting and bat roosting season. This avoids disturbing birds and bats during a critical period and will assist in preventing possible contravention of the Wildlife and Countryside Act 1981, which seeks to protect nesting birds/bats and their nests/roosts. Buildings should be also be inspected for bird nests and bat roosts prior to demolition. All species of bat in Britain and their roosts

are afforded special protection under the Wildlife and Countryside act 1981. If bats are found, Natural England should be contacted for advice (telephone: 020 7831 6922).

- e) The applicant is reminded of the need to comply with the Control of Asbestos Regulations 2012 in relation to the demolition of the existing buildings on the application site, with further advice available at the following link: <http://www.hse.gov.uk/asbestos/regulations.htm>.
- f) The applicant is advised that evidence requirements in respect of condition 22 are detailed in the "Schedule of evidence required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide.